

RENTON CITY COUNCIL
Regular Meeting

September 23, 2002
Monday, 7:30 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

TONI NELSON, Council President; KATHY KEOLKER-WHEELER; TERRI BRIERE; KING PARKER; DON PERSSON; RANDY CORMAN. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL EXCUSE COUNCILMAN DAN CLAWSON. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; RUSSELL WILSON, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUE CARLSON, Economic Development Administrator; ALEX PIETSCH, Economic Development Director; GIL CERISE, Senior Planner; MIKE WEBBY, Human Resources Administrator; JIM SHEPHERD, Community Services Administrator; KAREN BERGSVIK, Human Services Manager; ABDOUL GAFOUR, Water Utility Supervisor; DEREK TODD, Assistant to the CAO; CYNDIE PARKS, Community Program Coordinator; CHIEF GARRY ANDERSON, COMMANDER KEVIN MILOSEVICH, and COMMANDER KATHLEEN MCCLINCY, Police Department.

**SPECIAL
PRESENTATIONS**

Human Services: Summer
Lunch Program at Royal Hills
Apartment Complex

Karen Bergsvik, Human Services Manager, reported that through the Summer Lunch Program, an average of 435 children per day were served lunch at three locations: the Housing Authority site, Mission Preparatory Academy, and the Royal Hills Apartment Complex. She explained that the primary purpose of the program was to provide children with nutritionally balanced meals during the summer months. Focusing attention on the Royal Hills Apartments site, she introduced volunteer Steve Eastman, who stated that the lunch program was very worthwhile and that he wished he had gotten involved much earlier.

Cyndie Parks, Community Program Coordinator, expressed her appreciation for the support she received in conducting the Royal Hills Summer Lunch Program from City staff and community volunteers. She explained that the program provided not only a lunch, but also a structured activity each day for the children. She introduced City staff members Veronica Peters and Lyressa Gavrilenko. Ms. Peters thanked the City for its support of the program, and she indicated that the program would not have been possible without the help of community volunteers. Ms. Parks introduced two children who participated in the program, Valeriy and Maria, who both commented that they had fun at the Summer Lunch Program and would like to do it again next year.

Community Event: Return to
Renton Car Show,
Contribution of Proceeds to
Police Department

Police Chief Garry Anderson presented a plaque to Ben and Nancy Remak and their daughter Elsa, organizers of the annual Return to Renton Car Show, in appreciation for all the work they have done over the past twelve years. Ms. Remak announced that since the first show in 1991, total proceeds in the amount of \$61,252.53 have been donated to the Police Department's youth education programs. She stated that this year's contributions which total \$9,350, represent the proceeds from the 2002 event, and include a \$500

donation provided by Mr. Remak's employer, State Farm Insurance, for his volunteer work. Mr. Remak thanked the show's sponsors and the Police Department for supporting the event and making it a success, and he presented the Police Department and the City with plaques of appreciation.

PUBLIC HEARING

Planning: Residential Multi-Family Urban Zone, Density Bonus

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider density bonuses in the Residential Multi-Family Urban (RM-U) zoned area located north of S. 2nd St.

Gil Cerise, Senior Planner, described the areas affected by the proposed density bonuses which are very close to the intense Downtown Core Area. He explained that prior to the South Renton Neighborhood Plan, the RM-U zone allowed 150 dwelling units per acre as part of a density bonus predicated on design review, and the density was reduced with the adoption of the plan. Pointing out that staff believes well-designed multi-family development can mask higher densities, Mr. Cerise stated that the proposal will allow developments to go from a maximum of 75 to 100 dwelling units per acre.

Continuing, Mr. Cerise stated that the RM-U zone density bonus will allow up to 25 additional dwelling units per acre if developments comply with at least one optional design guideline in each of the four categories currently existing within City Code. He displayed pictures of various design guideline options within the four existing categories which are: building siting and design; parking, access and circulation; landscaping, recreation, and common open space; and building architectural design.

Explaining that the density bonuses are only applicable to the RM-U zone north of S. 2nd. St., Mr. Cerise explained that this portion of the RM-U zone is within the Downtown Core Area and will blend more easily with the Center Downtown (CD) zone. In conclusion, he stated that the creation of a RM-U zone density bonus will result in a higher design standard for those developments that want additional density.

Public comment was invited.

Kent Smutny, TSA Architects, 50 116th Ave. SE, Suite 201, Bellevue, 98004, explained that he is currently working on a project located at 110 Wells Ave. S., which is located in the proposed RM-U zone density bonus area. Pointing out that he will be able to achieve more density resulting in a four-story rather than a three-story building if the density bonus is approved, Mr. Smutny stated that density bonuses are a good mechanism for rewarding good design.

Frank Prien, Real Estate Broker, 12535 Roosevelt Way NE, Seattle, 98125, reported that he visited the City of Renton five years ago to review the lands for sale at the time, and was encouraged that the City wanted development. He stated that a number of developments have been constructed in the downtown area since then, and indicated that he would like to see the 50-unit Chateau DeVille Condominium project located at 102 Williams Ave. S. built, as it would be an asset to Renton's downtown area.

There being no further public comment, it was **MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington, reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2002 and beyond. Items noted included:

- ✱ Six outstanding people will be honored at the Citizen of the Year banquet, on Thursday, October 10th, at 5:00 p.m. at the Renton Senior Activity Center, and one of these individuals will be named Renton's Citizen of the Year. For reservations, call the Greater Renton Chamber of Commerce at (425) 226-4560 by October 3rd.
- ✱ The Parks Department will begin removal of the street trees on the east side only of Park Ave. N. between Bronson Way N. and N. 5th St. within two weeks. The removed trees will be replaced with smaller, more appropriate street trees. The current trees are growing into the overhead utility wires, necessitating topping or non-standard pruning, thereby compromising tree structure, health, and public safety.

AUDIENCE COMMENT

Citizen Comment: Johnson, Renton Beautification Using Landscaping

Arland "Buzz" Johnson, 334 Wells Ave. S., Apt. 221, Renton, 98055, displayed photographs comparing hanging flower baskets in the City of Lake Oswego, Oregon, and the City of Renton. Pointing out that Lake Oswego hangs one large flower basket prominently on street corners and other locations, rather than two baskets mid-block as Renton does, Mr. Johnson suggested that the City expand its program to include larger baskets at more prominent locations. He asked that the City increase its planting of flowers, and to encourage businesses to also plant more flowers around their entry ways.

Mayor Tanner suggested that citizens also try to pitch in and plant more flowers to help beautify the downtown Renton area. He pointed out that the while flowers are not expensive to purchase, the manpower necessary for the City to maintain them is expensive.

Council President Nelson explained that the hanging flower basket program first began at the suggestion of a citizen, and the City spends \$30,000 annually on the program. She stated that she also likes the larger flower baskets, but the City had concerns about the baskets covering street signs, and about the strength and balance of the poles that support the flower baskets.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of September 16, 2002

Approval of Council meeting minutes of September 16, 2002. Council concur.

Finance: 2001 State of Washington Audit Report

City Clerk submitted the 2001 Washington State Auditor's Office Audit Report for the City of Renton for the period of January 1, 2001, through December 31, 2001. Information.

Community Services:
Downtown Parking Garage,
PSE Relocation of Electrical
Switch

Community Services Department recommended approval to reimburse Puget Sound Energy in the amount of \$67,421.76 to relocate an electrical switch located above ground at Logan Ave. S. and S. 2nd St. to an underground vault, to allow the widening of sidewalks for the Downtown Parking Garage construction project. Refer to Finance Committee.

Utility: Water Well EW-3
Replacement, Fund Transfer
from Reservoir Recoating

Water Utility Division requested authorization to transfer \$45,000 from Reservoir Recoating project budget to the Water Well EW-3 Replacement project budget to cover unanticipated costs. Refer to Utilities Committee.

Utility: Stoneway Concrete
Plant Relocation, Additional
Time

Water Utility Division reported the intent of the Administration to grant Stoneway Concrete's request for additional time, until November 30, 2002, to relocate its plant outside of Renton's Aquifer Protection Area due to delays incurred during the construction of its new plant. Information.

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

OLD BUSINESS

Planning & Development Committee

Planning: Secure Community
Transition Facilities (for Level
III Sex Offenders)

Planning and Development Committee Chair Keolker-Wheeler presented a report regarding Secure Community Transition Facilities (SCTF). The Committee met three times in August and September to review the recommendations of the Administration and Planning Commission on SCTF. The final meeting occurred on September 19, 2002, which was after the public hearing before the Council. There were only two people who testified, one Renton citizen and a representative of the Washington State Department of Social and Health Services (DSHS). The Committee recommended that Title IV (Development Regulations) be amended to permit an SCTF as a Hearing Examiner conditional use in the IM (Medium Industrial) and IH (Heavy Industrial) zones, limited to the Employment Area Valley land use designation south of I-405, and subject to additional conditions specifying that SCTF could not:

1. house more than six persons;
2. be allowed within 330 feet of a residential zone; or
3. be allowed within one mile of an existing SCTF, work release, prerelease, or similar facility.

The SCTF would be located out of the "line of sight," defined as 600 feet from "risk potential activities," unless the applicant (DSHS) demonstrates through the conditional use process that obstructions to the "line of sight" occur at a lesser distance.

The Committee also recommended adoption of conditional use permit findings, parking regulations, definitions and submittal requirements for the SCTF, and definitions for group homes, congregate care facilities, and convalescent facilities to clarify that an SCTF is excluded from these definitions. The Committee further recommended that the proposed SCTF ordinance be presented for first and second reading. MOVED BY KEOLKER-WHEELER, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 370 for ordinance.)

Finance Committee

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 207840 - 208301 and two wire transfers totaling \$1,731,536.14; and approval of Payroll Vouchers 40395 - 40641, one wire transfer and 564 direct deposits totaling \$1,696,262.12. MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Services: Aquatic
Center Design, Northwest
Architectural Company

Finance Committee Chair Parker presented a report concurring with the staff recommendation to authorize the Mayor and City Clerk to enter into a consultant agreement with Northwest Architectural Company to design, bid, and supervise the construction of the Renton Aquatic Center. The contract amount is \$396,326. MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

CAG: 01-201, Downtown
Parking Garage, Parking
Equipment Installation

Finance Committee Chair Parker presented a report regarding the parking control system for the Downtown Parking Garage. The Committee concurred with the staff recommendation to authorize the Mayor and City Clerk to execute a change order to the E. Kent Halvorson, Inc. construction contract (CAG-01-201) to procure and install parking equipment in the Downtown Parking Garage. The change order amount is \$185,879.52. MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

City Clerk: Citywide Records
Inventory, CRE8 Inc

Finance Committee Chair Parker presented a report recommending that City Council authorize the Mayor and City Clerk to execute a consultant agreement with CRE8, Inc. in the amount of \$60,000 for development of a Citywide records retention and disposition schedule to be paid from the Finance and Information Services Department's 2002 consulting budget. The consultant will conduct a Citywide records inventory, develop records retention schedules, present records retention schedules to the State records committee for approval, and assist with City records policy. MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance: 2001 State of
Washington Audit Report

Councilman Parker reported that the State Auditor's Office, in its 2001 Audit Report for the City of Renton, found that the City complied with State laws and regulations, and its own policies and procedures. He expressed his appreciation to the Finance Department, and Mayor Tanner added his praise for all of the departments.

**Transportation (Aviation)
Committee**

CAG: 02-115, Airport Security
Gate Replacement, CA Carey

Transportation (Aviation) Committee Chair Persson presented a report regarding the Renton Municipal Airport Security Gate Replacement project (CAG-02-115). The Council previously appropriated funding for the Airport Security Fund Program (also referred to as the Airside/Landside Separation Improvement Program) at \$300,000. An additional Federal Aviation Administration (FAA) grant was secured in the amount of \$150,000 bringing the total program budget to \$450,000. It is estimated that the program budget can accommodate all but \$55,000 for contingencies and staff time. The additional \$55,000 will come from the Airport's Capital Reserve Fund.

The Committee recommended Council appropriate an additional \$55,000 for the program from the Airport's Capital Reserve Fund. This action would increase the total 2002 Airport Security Fund Program appropriation from \$450,000 to \$505,000 (which includes the \$150,000 FAA grant). The Committee further recommended Council award the Renton Municipal Airport Security Gate Replacement project to C.A. Carey Corporation in the amount of \$346,941.44. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation: Commute Trip
Reduction Program Services,
King County

Transportation (Aviation) Committee Chair Persson presented a report recommending that Council approve the resolution authorizing the Mayor and City Clerk to execute the Commute Trip Reduction (CTR) services agreement with King County. This agreement arranges for King County to continue providing CTR program development, implementation, and support services to employers in Renton who fall under the definition of "Affected Employer," as defined in City Code (RMC 10-13).

The agreement with King County is in the amount of \$42,988. The 2003 – 2008 Six-Year Transportation Improvement Program (#16) has budgeted

\$64,200 for this Citywide program. MOVED BY PERSSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See below for resolution.)

ORDINANCES AND RESOLUTIONS

Resolution #3588

Transportation: Commute Trip Reduction Program Services, King County

The following resolution was presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with King County entitled "Commute Trip Reduction Act Implementation Agreement." MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and advanced for second and final reading:

Planning: Secure Community Transition Facilities (for Level III Sex Offenders)

An ordinance was read amending Chapter 2, Land Use Districts; Chapter 4, Property Development Standards; Chapter 8, Permits and Decisions; Chapter 9, Procedures and Review Criteria; and Chapter 11, Definitions; of Title IV (Development Regulations) of City Code to provide a process and criteria for review of Secure Community Transition Facilities.*

Councilwoman Keolker-Wheeler asked that the title "Parking Regulations" be added to Exhibit D of the ordinance.

*MOVED BY KEOLKER-WHEELER, SECONDED BY BRIERE, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #4982

Planning: Secure Community Transition Facilities (for Level III Sex Offenders)

Following second and final reading of the above ordinance, it was MOVED BY KEOLKER-WHEELER, SECONDED BY BRIERE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

The following ordinance was presented for second and final reading and adoption:

Ordinance #4983

Legal: Dangerous Dog Regulations

An ordinance was read amending Sections 6-6-4, 6-6-8, and 6-6-9 of Chapter 6, Animals and Fowl at Large, of Title VI (Police Regulations) of City Code by amending definitions and procedures related to dangerous dogs. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Police: Smithers Ave S Speeding Problems, Lack of Sidewalks

Councilman Persson reported a citizen complaint concerning speeding traffic, lack of sidewalks, and a ditch that floods over at the 2200 block of Smithers Ave. S., between Talbot Rd. S. and S. 23rd St., near Talbot Hill Elementary School. Mayor Tanner stated that the Police Department will investigate the speeding traffic, and the Planning/Building/Public Works Department will investigate the sidewalks and flooding.

Police: Dangerous Dog Investigation, Talbot Rd S Residence

Councilman Persson asked that an animal control officer investigate a residence which houses two Rottweiler dogs located at the 2200 block of Talbot Rd. S., to determine if they are dangerous and if they are being cared for properly.

Planning: South Renton Neighborhood Plan

Councilwoman Keolker-Wheeler reported that the South Renton Neighborhood Plan received an award at the annual conference of the Washington Chapter of the American Planning Association, and asked that the Planning Commission members be invited to the award presentation.

EXECUTIVE SESSION

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR 27 MINUTES TO DISCUSS LABOR NEGOTIATIONS. CARRIED. Time: 8:48 p.m.

The meeting was reconvened at 9:15 p.m.; roll was called; all Councilmembers present except Clawson, previously excused.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL ADJOURN. CARRIED. Time: 9:16 p.m.

A handwritten signature in cursive script that reads "Bonnie I. Walton". The signature is written in dark ink and is positioned above a horizontal line.

BONNIE I. WALTON, City Clerk

Recorder: Michele Neumann
September 23, 2002